

Bring on  
the  
NEW YEAR!

# Newsletter

Volume 23 Issue 1

Walden Lake Community Association

Winter 2024

## WINNERS OF 2023 CHRISTMAS CONTEST

### GRAND PRIZE: EMERALD FOREST



1st Place: HAMPTON PLACE



2nd Place: ASTON WOODS



3rd Place: FAIRWAY ESTATES



4th Place: POLO PLACE



5th Place: SILVERSTONE



LAUREL LAKE



SPRNG MEADOW//JUNIPER

Congratulations to all Winners and Thank  
You to all who participated!

### HONORARY MENTION

\*Photos courtesy of Plant City Observer



### 2024 ANNUAL DUES

By the time you receive this newsletter, you should have received a statement for the first half of the 2024 ANNUAL DUES. They were mailed by Greenacre Properties Inc., our management company, to all residents in early December, 2023. If you have not received your statement, please call Desirae Bruton at Greenacre Properties. Her direct number is 813-936-4131. You can also email her at [dbruton@greenacre.com](mailto:dbruton@greenacre.com). The first half is due January 1, 2024. Dues are \$354 semi-annually for homeowners and \$266 for Condo owners. You can pay the full year assessment of \$708 for homeowners or \$532 for condo owners. If you have not sent in your first half, please do so now and allow 10 days for



mailing and posting to your account. *All accounts delinquent (30) days after the due date will be charged a \$25 late fee and interest.*

**WLCA OFFICE WILL NOT ACCEPT DUES PAYMENTS. MAIL YOUR DUES TO THE ADDRESS PROVIDED IN THE MAILING.**

### WIN \$25 CASH

If you find your address hidden in this newsletter (not the mailing label), call 813-754-8999, to claim your prize. Just tell us where you spotted it!




**WLCA DECALS** - Display your WLCA decal when at the Park. All residents should have received two decals for 2024 with your dues statement. If you need additional decals they are available at the WLCA Office, Monday-Friday, 8:30am-5PM. The cost is \$15 for a third one and \$25 for the fourth, fifth, etc.



MALISSA  CRAWFORD  
THE CRAWFORD GROUP

**LOCAL EXPERTS  
INTERNATIONAL REACH**

**MALISSIA CRAWFORD, REALTOR®**

 813.967.0168

 malissa@crawfordgroupfl.com



**RE/MAX EXPERTS**



**CLHMS**  
Certified Luxury Home  
Marketing Specialist



 Servicing Hillsborough County



**SWELL**  
SANITIZING SOLUTIONS  
"Cleaned Right  
The First Time"

**Sandra Wellington**  
Owner  
(813) 807-0800

[www.propertycleanerstamp.com](http://www.propertycleanerstamp.com)

#### Our Clients

-  Property Managers
-  Short Term Rentals
-  Renters/Landlords
-  Realtors






BEFORE



AFTER

#### Our Specialties

-  Move Out Cleaning
-  Deep Cleaning
-  Sanitization Services





### PRESIDENTS CORNER-Scott Collins

Happy New Year Walden Lake Residents! Where did 2023 go? As we ring in 2024, we're looking forward to continuing our efforts to further improve our community.

First, I would like to thank all the Board Members and Staff as well as Vendors for their continued hard work and commitment to our community. Without their efforts, the events, community improvements and work this year would not have been possible. I also want to say thank you to the other community members and volunteers who participated this past year and continue to give their time and energy to this community to make a

positive impact. Many do not want any recognition, but your efforts do not go unnoticed.

As most of you know Walden Lake, LLC has appealed the decision by the City of Plant City to reject their application for administrative approval of their latest development plan under the Live Local Act (SB 102). It is anticipated that the Judge will hear the appeal in early June. We will keep you informed as we know more.

Members of the Board met with the Chief of Police, Jim Bradford, and Officer Matthew Lawson in early December to share the community concerns many of you have mentioned as well as other concerns of the Board. We discussed trespassing, speeding and golf cart policy to mention a few items. The discussion was very cooperative and informative, and they acknowledged most of our concerns. My advice from attending the meeting is: if you see something, say something, and call the police. They have an office dedicated to our Community and they will respond accordingly. In addition, they did mention they have issued some citations for illegal operation of golf carts as well as escorting some minors home. They will continue to enforce the new State policy. Therefore, please make yourself and others in your household aware of the new policy, attached here: [http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0300-0399/0316/Sections/0316.212.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0316/Sections/0316.212.html)

It continues to be my honor to serve our Community and I believe the Board of Directors we currently have in place continues to do a great job to help provide a safe, livable, and enjoyable community for all. We strive to better meet the needs of the Community.

Wishing everyone a happy and prosperous 2024 and I am looking forward to seeing you at the upcoming Board Meeting in January. As always, your constructive comments and concerns appreciated.

**TRUE AC**

Ask us about our  
**AC MAINTENANCE AGREEMENT**

**\$49.99**  
12 MONTHS ONLY

- FREE SERVICE CALL WITH REPAIR
- 10 POINT INSPECTION (FULL AC TUNE-UP)
- SENIOR & MILITARY DISCOUNT
- 5 STAR GOOGLE RATING

**863-667-6364**  
www.TruePlumbersandAC.com

SCAN ME! >>>



Realtor  
*Pat Comstock*

## Need a Realtor?

**Selling Walden Lake for over 30 years!**

**Let my experience work for you!**

*"His eye is on the sparrow"*

813-763-5524

patcomstock@msn.com







**FALL FESTIVAL**  
This year the Fall Festival included a Vendor's Market and a car show. A great time was had by all!



**DOG PARK MEMBERSHIP - RENEWAL**

*Does your dog know when it is time for the Dog Park just by you putting on your shoes at a certain time of day and start going crazy? Then please don't forget to renew your Dog Park membership.*



You can renew your membership by coming by the office between 8:30 AM-5:00 PM. Please bring current shot information to update your file and remember you can ask your vet to print out this information for you. Walden Lake dues must be current to renew the membership. When you renew, we will give you a new key to be used for 2024. The locks will be changed on Friday, January 26th, 2024 and only members who have renewed or new membership will be able to get into the Dog Park. The renewal fees are: **\$35.00--One Dog and \$50.00--Multiple Dogs**. If you are considering becoming a new member of the Dog Park, please add \$10.00 to these costs for the key deposit.



30gladly.com/comics #gladly

**WALDEN LAKE'S HOMEGROWN REAL ESTATE AGENT!**

LIFELONG PLANT CITY RESIDENT & WALDEN LAKE RESIDENT FOR 23 YEARS!



*sd*  
stacy dunn

Certified Luxury Home Marketing Specialist (CLHMS)  
Seller Representative Specialist (SRS)  
Pricing Strategy Advisor (PSA)  
Professional Property Stager RE Advisor (PPS REA)

(813) 763-4074

www.Stacydunn.com



Thinking about selling? Call/text to find out your home's value!



# DID YOU KNOW?



The City of Plant City has a used oil collection center available to residents within City limits

Protect your plumbing and the environment by disposing of used cooking oil and motor oil at the collection center at no cost!

The Used Oil Collection Center is located at the corner of Victoria Street and Plant Avenue (use address 1598 Victoria Avenue with GPS)



Like nothing you've ever seen or tasted before ...  
Everyone is raving about Plant City's newest **Pizza Restaurant**

*Performance Pizzas @*



**ARTISAN PIZZAS - That's what we do**  
**That's who we are ...**

**Serving Lunch from 11:00 AM**  
**Dinner starting @ 4:00 PM**

Featuring our signature PIZZA the "Stage 201 MoTown

This is the only place on EARTH to get this out-of-the world PIZZA

Located At

**201 East Dr Martin Luther King Blvd**  
**Downtown Historic Plant City**

**"Only the Finest Ingredients"**  
permitted in our kitchen

Find our current Menu on Facebook, Instagram & Google @ Stage201LLC

**813-704-4548**



LICENSE #SCC131152256

## IRRIGATION SERVICE & REPAIR

Broken sprinklers? Controller acting up?  
Cracked irrigation pipe?  
We can check your irrigation system to ensure performance.

**CALL TO SCHEDULE SERVICE**

Covers system inspection and quote for repairs, if needed.

**813.967.6859**     **APMFL.COM**

We are on Angie's List

**Jeff Walden Painting Inc.**  
jeffwaldenpaint@mac.com  
**813-704-6585**



20 Years in Business  
Residential | Commercial | Home Repairs | Pressure Cleaning



# HO! HO! HO!



## CHRISTMAS EVENT





UNITED FOOD BANK OF PLANT CITY

L

**COMING IN 2024:  
A Cause Worth Fighting For**

By: Harley Herman  
Walden Lake Attorney & Author



**45 Years of Practicing Law and  
His 3 Decade Fight to Restore The  
Reputation of A Deceased Lawyer  
Who Changed Florida History**  
hermanandhermanesq.com

607 S. Alexander St., Suite 213, Plant City  
**(813) 704-6892**

# DEFRANCESCO'S

## GARAGE DOOR REPAIR & SERVICE, LLC

**MR. D IS BACK!**

Advice is **STILL FREE** when you call Mr. D

**Broken Springs Should Not Cost \$500**

Military Personnel, Active Duty, Discharged and Retired,  
receive **10% OFF** | First Responders receive **10% OFF**  
*\*proper identification required*



**Chris**  
**813.417.6849**

**Tony**  
**813.404.7819**

238973



*We live, love, sell  
Walden Lake!*



**KW** SUBURBAN  
TAMPA  
KELLERWILLIAMS. REALTY

- **30 Year combined Real Estate Experience**
- **Committed to Customer Service**
- **Your Local Experts in Walden Lake**

**Natalie Sweet**  
**Angel Miller**

**(813)758-9586**  
**(813)546-9863**



## WALDEN LAKE COMMUNITY ASSOCIATION

3035 Griffin Blvd., Plant City, FL. 33566

Hours Monday-Friday, 8:30am—5:00pm

Phone: 813-754-8999 - e-mail: [manager@waldenlake.org](mailto:manager@waldenlake.org)  
[website: www.waldenlake.org](http://www.waldenlake.org)

### MANAGED BY GREENACRE PROPERTIES

Tiffany Sullivan      Manager  
Bette Guarino        Administrative Assistant  
Marlene Merrin      Administrative Assistant

### BOARD OF DIRECTORS

Scott Collins	President
Dan Orrico	Vice President
Ellen Sisco	Treasurer
Amber Nelson	Secretary
Keith Carlough	Director
Ray Page	Director
Jason Parrillo	Director
Michelle Piccari	Director
Mona Soltau	Director

*Board meetings are held on  
the 3rd Monday of the month @ 6:30PM.*



Presort Std  
U.S. Postage  
**PAID**  
Tampa, FL  
PERMIT#3162

## WLCA BOARD OF DIRECTORS ELECTION

There are nine Directors, each serving a three year term, so every year three positions are open for election. The three highest vote getters will be elected for a three year term. There are no term limits, so directors often serve multiple three year terms.

In February, we will be mailing the Letter of Intent packet for the 2024 election. Anyone interested in running for the Board should respond during the specified time frame by completing the Notice of Intent form and sending it in by the posted deadline.

In March the Association will mail the Notice of Annual Meeting and ballots for the election of three Directors to the Association Board.

## USEFUL TELEPHONE NUMBERS City of Plant City

**FIRE/RESCUE**  
(Non Emergency) **757-9131**

**POLICE**  
(Non Emergency) **757-9200**

**WATER & SEWER** **659-4200**

**TRASH REMOVAL** **659-4200**

**CODE ENFORCEMENT** **659-4200**  
**TINA BARBER** **EXT. 4137**

### OTHER

**HILLSBOROUGH COUNTY** **744-5660**  
**ANIMAL CONTROL** **EXT 201**

## FOOD TRUCK SCHEDULE :

Jan. 12— <i>Engine 53</i>	Jan. 28— <i>Jimmys Seafood</i>
Feb. 9— <i>Big Baby Bitez</i>	Feb. 25— <i>Rowdy Roosters</i>
Mar. 8— <i>Tampa Test Kitchen</i>	Mar. 24— <i>Polish Babki Kitchen</i>
Apr. 12— <i>Wich Press</i>	Apr. 28— <i>Super Grouper</i>



## PLANT CITY COMING EVENTS

Jan. 13: *Martin Luther King Festival*

Feb. 28 thru March 10: *Strawberry Festival*

March 4: *Strawberry Festival Parade*

